

**What happens after the first year?**

A few months before the one year anniversary of the contract, you and the tenant will be contacted by the Housing Authority regarding an inspection of the unit and the tenant will receive notification to recertify with the Section 8 department.

Regardless, if both you and the tenant plan to continue the tenancy, an inspection of the property will be scheduled. The Authority's representative will contact you and advise you of any items needing repair and/or items recommended for repair and indicate a date by which the repairs must be completed. If the items are not considered to be emergency repairs, the time given landlords is 21 days.

The Authority's representative will also meet with the head of household to review family income and composition to insure they are still eligible to remain in the program and are housed in an appropriately sized unit. The tenant's portion of the rent will also be recalculated at that time to determine if a change is warranted.